069.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,500 / 723,500
					USE VALUE:	723,500 / 723,500
					ASSESSED:	723,500 / 723,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NASER JOSEPH S--ETAL
Owner 2:	NASER ELLEN LOUISE
Owner 3:	
Street 1:	32 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	313,400	5,200	404,900	723,500
Total Card	0.121	313,400	5,200	404,900	723,500
Total Parcel	0.121	313,400	5,200	404,900	723,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.62 | /Parcel: 421.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44160

GIS Ref

GIS Ref

Insp Date 11/01/18

Parcel ID 069.0-0003-0018.0

!5934!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,400	5200	5,280.	404,900	723,500	723,500	Year End Roll	12/18/2019
2019	101	FV	246,800	5300	5,280.	376,000	628,100	628,100	Year End Roll	1/3/2019
2018	101	FV	246,800	5300	5,280.	376,000	628,100	628,100	Year End Roll	12/20/2017
2017	101	FV	246,800	5300	5,280.	329,700	581,800	581,800	Year End Roll	1/3/2017
2016	101	FV	246,800	5300	5,280.	300,800	552,900	552,900	Year End	1/4/2016
2015	101	FV	240,600	5300	5,280.	266,100	512,000	512,000	Year End Roll	12/11/2014
2014	101	FV	240,600	5300	5,280.	251,600	497,500	497,500	Year End Roll	12/16/2013
2013	101	FV	240,600	5300	5,280.	239,500	485,400	485,400		12/13/2012

PRINT

Date	Time
12/10/20	20:45:26

LAST REV

Date	Time
04/16/19	15:26:02
apro	
5934	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13841-67		11/1/1979		55,000	No	No		Y

USER DEFINED

Prior Id # 1:	44160
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
3/25/2009	Meas/Inspect	163	PATRIOT
12/16/1999	Inspected	264	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26188803
Const Adj.:	1.00989902
Adj $ / SQ:	159.297
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425873
Depreciation:	112431
Depreciated Total:	313443

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

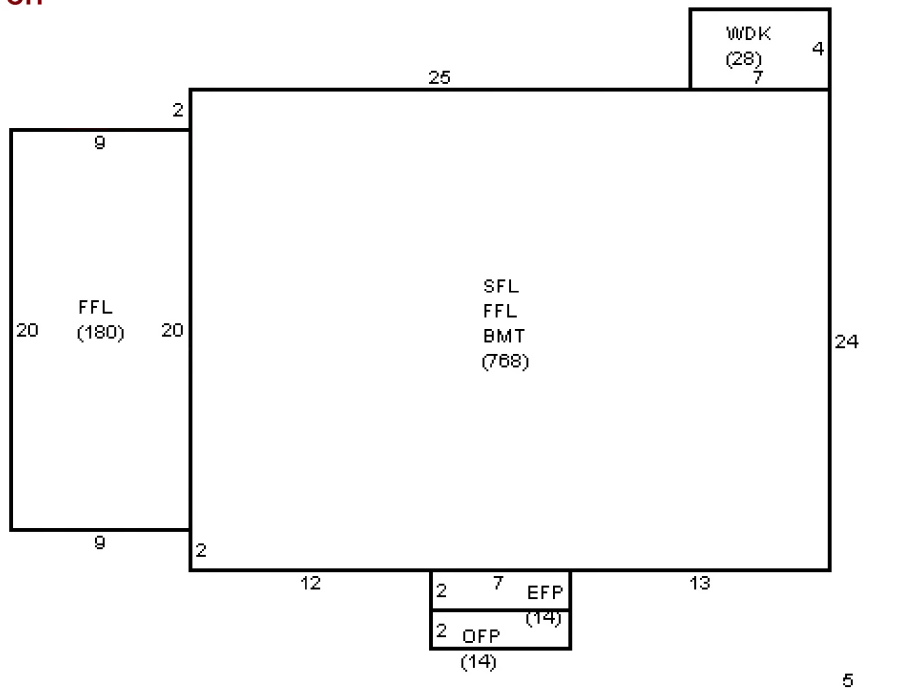
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.23
Special Features:	0	Val/Su Net:	123.39
Final Total:	313400	Val/Su SzAd	182.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	948	159.300	151,014
BMT	Basement	768	47.790	36,702
SFL	Second Floor	768	159.300	122,340
WDK	Deck	28	16.160	452
EFP	Enclos Porch	14	73.320	1,026
OFP	Open Porch	14	44.440	622

Net Sketched Area:	2,540			Total:	312,156
Size Ad	1716	Gross Are	2540	FinArea	1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	A	AV	1927	25.42	T	40	101			3,700			3,700
22	Wood Deck	D	Y	1	12X12	A	AV	1995	12.94	T	19.2	101			1,500			1,500

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200